

# St. James the Great Feasibility Study Presentation



**SELECTMEN'S MEETING**

**OCTOBER 18, 2010**

**ST. JAMES COMMITTEE**

# St. James Committee



- The St. James Committee includes representatives from the following boards and committees:
  - Board of Selectmen
  - Planning Board
  - Recreation Commission
  - Community Preservation Committee
  - Advisory Committee
  - Department of Public Works
  - Natural Resources Commission
  - Town Counsel

# Concord Square Study – Why?



- Previous studies including the Comprehensive Plan and West Gateway Study determined St. James site ripe for development.
- Planning Board conducted study to investigate potential land use options for St. James site, should site be sold.
- Three land use options were evaluated and public forums were conducted in February and March 2010.

# Concord Sq. Study: Existing Conditions



- Approx 7.9 acres south of Route 9 and east of Dale St.
- Currently occupied by 17,600 sq ft church, 4,200 sq ft rectory and 2.5 acres of parking
- Zoned Single Family 10,000 sq ft
  - Would allow 12 homes (including 3 affordable)
- Within Water Supply Protection District
- Western portion of site is within 100 year Flood Plain
- Wetlands in southwestern portion of site
- Surrounding areas:
  - Residential to south, west and north
  - Office Park to east
  - Morses Pond to southwest

# Concord Square Study - Findings



- Possible Alternative Land Uses
  - Retail /Office (More Intense Density)
    - ✦ 4 Buildings (1 retail, 4 office)
    - ✦ Approximately 92,000 s.f. of leasable space
  - Residential (Moderate Density)
    - ✦ 8 Single Family units
    - ✦ 32 Multi-Family or Townhouse units
    - ✦ Reuse of existing church
  - Recreation – Overwhelmingly supported
    - ✦ Fields
    - ✦ Recreational facilities for the community (ice rink, pool)

# Concord Square Study-Recreation Plan



# St. James Committee



- Concord Square Study piqued interest in feasibility of recreation plan.
- Committee first met in May 2010
- In June, CPC authorized \$25,000 to the committee for a fit test and appraisal of the property.
- Colliers, Meredith and Grew was hired to appraise the property.
- Gale Engineering was hired to conduct a feasibility study.

# Gale Engineering – Fit Test



- **Scope of Work**
  - Background and Site Investigation
    - ✦ Site Constraints Analysis, Environmental Impacts
  - Development of a Base Map
  - Planning Program Development through community outreach
    - ✦ Meetings with Schools, Playing Fields Task Force, Youth Hockey and Swim Communities
  - Schematic Planning and Development Options
    - ✦ Cost Analysis
    - ✦ Phased Construction Options
  - Design a Site Master Plan Development



# Recall Basis for the Recreation Plan



- **Playing Fields Task Force Defined**

- **Membership**

- ✦ Youth Sports (soccer, lacrosse, baseball, football, hockey, etc.)
    - ✦ John Brown – WPS AD
    - ✦ Recreation, DPW, NRC, Board of Selectmen, Schools, etc.

- **Completed 10 Year Field Requirements Analysis based on**

- ✦ Schools enrollment projections
    - ✦ Current participation rates
    - ✦ Field needs – shortage of full size fields

- **Other Unmet Needs**

- ✦ Youth hockey has limited access to ice in Wellesley–no home games
    - ✦ WSA and WPS swim teams have minimal access (bad hours, etc.)
    - ✦ Inadequate access to swimming times for all ages and abilities

# Gale Associates Fit Test for Uses at St. James



- Results of evaluation of what could “fit at St. James”
  - Full Size Soccer/Football/Lacrosse field
    - ✦ Turfed and lit optimize use
    - ✦ Flexibility exists to “bubble” field to extend season
  - Ice Rink
    - ✦ Full size rink with 6 locker rooms and stands for fans
    - ✦ Basic concession stand and equipment shop
  - Pool and Fitness Center
    - ✦ 25 meter, 8 lane pool with diving area
    - ✦ Tot splash area and warm water therapy pool
    - ✦ Fitness area with machines and weights
    - ✦ Locker rooms and stands
  - Access and egress using current Rt. 9 entrances/exits
  - Parking for 200 cars

# St James with a Field, Rink and Pool



# Gale Developed a Phasing Plan



- A possible phasing plan was developed:
  - Field and parking
    - ✦ Easiest to build
    - ✦ Best understood with minimal permitting
  - Rink with temporary other recreation facilities
    - ✦ Well understood
    - ✦ Potential “Private Funding” promising
  - Pool
    - ✦ Multiple choices for a facility
    - ✦ A location near schools maybe preferable
    - ✦ Funding source(s) need further study



# Intermediate Phase – Field, Rink, other uses



# Gale: Estimated Costs



Purchase of the site	(under evaluation)
Demolition, construct parking and landscaping	\$0.5M
Construct field with Sprague turf	\$1.0M
Add Lights	\$0.3M
Rink construction	\$4.2M
Pool construction	\$3.5M
Shared common space construction	\$3.7M
Soft costs	7.5%
Contingency	20%

# Funding



- Public/private development opportunities
  - For the land purchase
    - CPA funds
    - General Town funds
  - Fields (possible options)
    - ✦ Town to develop using CPA funds
    - ✦ Land lease for private company: turf & lights for “bubble” rights
  - Ice Rink (possible options)
    - ✦ Land lease for private developer to build and operate
    - ✦ Youth hockey fundraising and use ice rental revenue (\$600k/yr)
  - Pool and Fitness Center (possible options)
    - ✦ WSA, WPS, others commit to pool
    - ✦ Private developers?
    - ✦ Fund raise following Beede Pool Model in Concord MA

# Next Steps



- Complete appraisal analysis
- Continue to investigate private funding / operating models and potential partners
- Continue to investigate costs
- Analyze traffic implications
- Review of zoning and permitting implications
- Examine CPA v. general funds acquisition formula
- Prepare/submit bid to Archdiocese
- Obtain Town Meeting approval if Town's bid is accepted